

Online Comment

Application H01-0777-26
Location 110 BARRIER BANK COWBIT SPALDING PE12 6AQ
Proposal Erection of Replacement Dwelling

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LN1 1YL

Date Submitted 15-09-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that a Level 1 Historic Building Record was previously prepared in connection with applications H01-0517-22 and H01-0715-25.

The proposal comprises the 'Erection of Replacement Dwelling', involving the complete demolition of the existing building and its replacement with a new dwelling.

The proposal will result in the total loss of the non-designated heritage asset. Insufficient justification has been provided for this loss, including why the building cannot reasonably be retained, repaired or reused, or how the benefits of the proposal would outweigh its loss.

Recommendation:

Currently there is insufficient information to assess the significance of the heritage asset and the justification for its loss. Therefore, we recommend that the applicant provide a proportionate Heritage Impact Assessment addressing these matters.

This is in accordance with NPPF (2026) Policy HE5.1, which requires proposals affecting heritage assets to be accompanied by an assessment of their significance and the potential effect of the proposal on that significance. As the proposal would result in the total loss of a non-designated heritage asset, the assessment should also demonstrate how the proposal addresses the requirements of Policy HE7.3.

Should consent subsequently be granted, we recommend a proportionate programme of building recording, comprising, as a minimum, a Level 4 Historic Building Record undertaken by a competent heritage professional in accordance with Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

This should be secured through South Holland District Council's standard condition AR04 and is consistent with NPPF (2026) Policies HE4.3, HE5.1 and HE7.3 and Policy 29 of the South East Lincolnshire Local Plan.

Regarding the HBR mitigation condition, please contact the Historic Places Team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079.